

BOARD OF APPEAL REFERRALS

February 16, 1978

1. Z-4061 Leo Darish
131 Cambridge Street, Charlestown
2. Z-4065 Emile Lingertat
502 Adams Street, Dorchester
3. Z-4068 Jeanne McCarthy and Barbara DeVoe
17 Gates Street, South Boston
4. Z-4069 Blossom Hoag
233 Webster Street, East Boston

MEMORANDUM

February 16, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
 FROM: Robert F. Walsh, Director
 SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/28/78

Z-4061

Leo Darish

131 Cambridge Street, Charlestown
near Parker Street

Repair shop garage

District(s):	apartment _____	general business B-1 _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: to erect one-story storage structure.

Violation(s):

SectionRequiredProposed

8-7. Storage building is forbidden in a B-1 district.

20-1. Rear yard is insufficient.

10 ft.

0

Use will provide storage for petitioner's repair shop garage with no adverse impact on this commercial area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-4061, brought by Leo Darish, 131 Cambridge Street, Charlestown, for a forbidden use and a variance to erect a one-story storage structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review. Storage use will not have an adverse impact on this commercial area.

Z-4061
131 CAMBRIDGE ST.
(CHSN.)



Board of Appeal Referrals 2/16/78

Hearing: 2/28/78

Z-4065

Emile Lingertat

502 Adams Street, Dorchester
near Rosemont Street

2½-story frame structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: to make permanent existing occupancy - one-family dwelling and beauty shop.

Violation(s):

SectionRequiredProposed

7-4. Contrary to previous decision of Board of Appeal.

In 1969 and 1972 the Board of Appeal with Authority concurrence approved the beauty shop facility with provisos and a termination date of January 30, 1978.

Use has had no adverse impact on the neighborhood. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-4065, brought by Emile Lingertat, 502 Adams Street, Dorchester, for a variance to make permanent existing occupancy of one-family dwelling and beauty shop in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that previous provisos imposed by Board of Appeal remain in effect with exception of termination proviso.



MARY HEMENWAY
PLAYGROUND

2-4065
502 ADAMS ST
(DOR)

Board of Appeal Referrals 2/16/78

Hearing: 3/78/78

Z-4068

Jeanne McCarthy and Barbara DeVoe
17 Gates Street, South Boston
near Telegraph Street

Three-story frame structure

District(s):	apartment <u>H-1-50</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

Violation(s):
Section

Required

Proposed

8-7. Any dwelling converted for more families which does not meet the requirement of lot area is forbidden in an H-1-50 district.

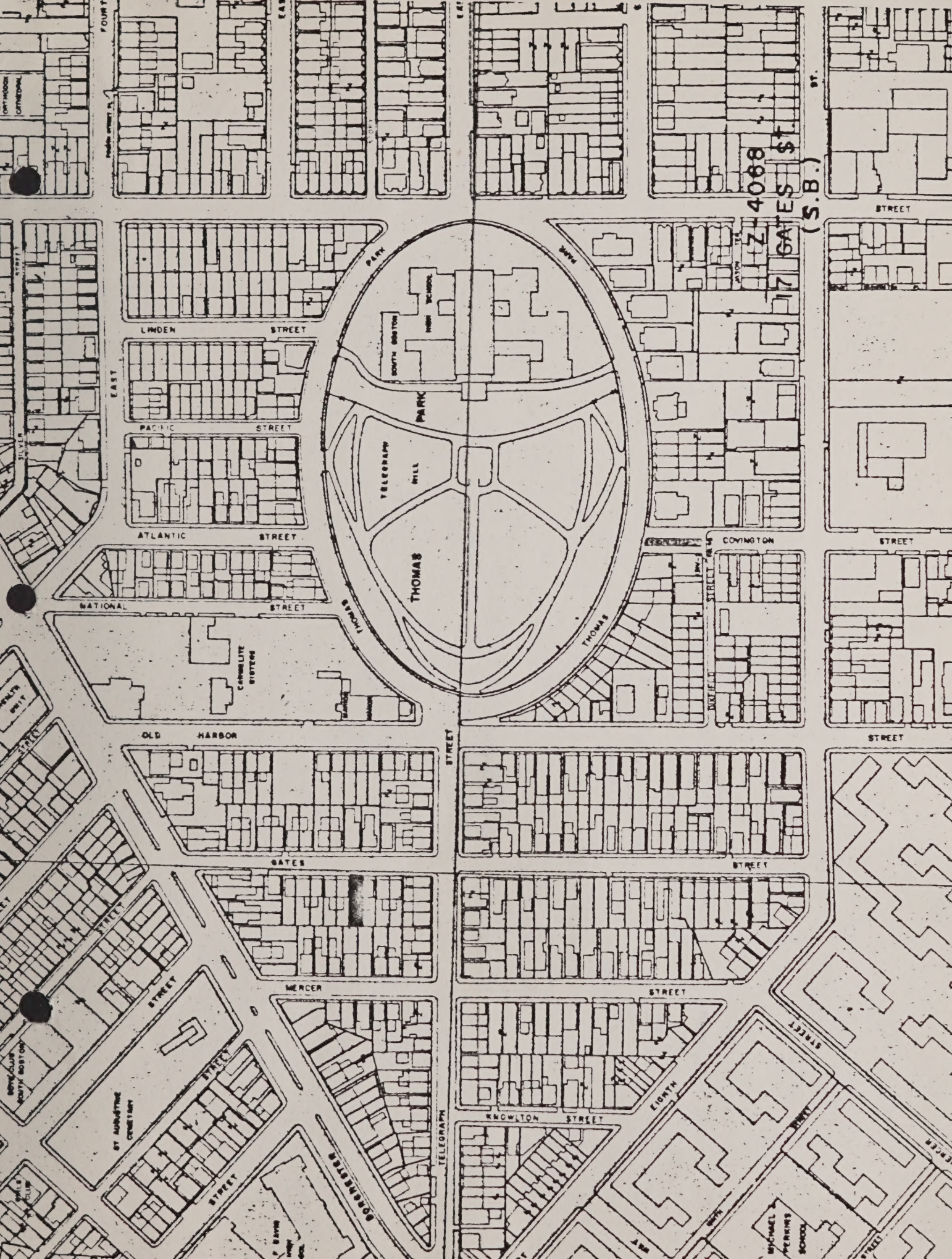
14-2. Lot area is insufficient.

7,000 sf

187 sf

Area deficiency is existing. No neighborhood opposition. Recommend approval.

VOTED: In reference to Petition No. Z-4068, brought by Jeanne McCarthy and Barbara DeVoe, 17 Gates Street, South Boston, for a forbidden use and a variance for a change of occupancy from a two-family dwelling to a three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Area deficiency is existing. No neighborhood opposition.



FOURTH ST.

EAST

LINDEN STREET

PACIFIC STREET

ATLANTIC STREET

NATIONAL STREET

OLD HARBOR

GATES

MERCER

KNOWLTON STREET

EIGHTH STREET

Z-4068

17 GATES ST.

(S.B.)

TELEGRAPH HILL

THOMAS

PARK

SOUTH BOSTON

WILL

COVINGTON

STREET

STREET

STREET

MICHAEL PERKINS SCHOOL

STREET

STREET

STREET

Board of Appeal Referrals 2/16/78

Hearing: 3/7/78

Z-4069
Blossom Hoag
233 Webster Street, East Boston
near Lamson Street

Three-story masonry structure.

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: to change occupancy from three to four apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirement of lot area is forbidden in an H-1 district.		
14-2. Lot area is insufficient.	8,000 sf	2,880 sf

East Boston Land Use Council, Little City Hall, and residents have no objection to proposed rehabilitation-conversion. Recommend approval.

VOTED: In reference to Petition No. Z-4069, brought by Blossom Hoag, 233 Webster Street, East Boston, for a forbidden use and a variance for a change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. East Boston Land Use Council, Little City Hall, and residents have no objection to proposed rehabilitation-conversion.



Z-4069
233 WEBSTER ST.
(E.B.)